



REAL ESTATE SERVICES

Seller's Disclosure

Seller(s) Name(s): _____

Date: _____

The following is a disclosure statement, made by the Seller(s), of information concerning the condition of the residential property located at _____. This disclosure is not a warranty of any kind by the seller or any agent of the seller in this transaction, and is not a substitute for any inspections or warranties the purchaser may wish to obtain.

NOTICE TO SELLER: Each seller is obligated to disclose to a Buyer all known facts that materially and adversely affect the property being sold and that are not readily observable. This disclosure statement is designed to assist the Seller in complying with disclosure requirements and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at the above address. Truman & Co. Real Estate Services, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market, and present the Seller's property to prospective buyers. This disclosure is not intended to be part of any contract for sale and purchase.

Seller has not occupied this property.

Seller has occupied the property.

Date Seller last occupied this property: _____

Year Built: _____

Date Purchased: _____

CURRENT INSURANCE INFORMATION:

Wind Policy Carrier: _____

Annual Premium: _____

Flood Policy Carrier: _____

Annual Premium: _____

Hazard Policy Carrier: _____

Annual Premium: _____

Local Agent: _____

Annual Premium: _____

Buyer(s) Initials _____

Seller(s) Initials _____

PROPERTY CONDITIONS AND IMPROVEMENTS:

1. Air conditioning: Central Electric Window Units # of units _____
Age of system _____
List any known problems or repairs _____
Heating: Central Electric Propane Other _____
List any known problems or repairs _____
2. Swimming Pool and Spa: HEATED CHILLED NONE
What type and age of heater/chiller? _____
Is the spa heated separately from the pool? YES NO
If yes, what type and age of heater? _____
List any known problems or repairs to pool and or spa equipment _____
3. History of Infestation, if any: Termites Carpenter Ants Other _____
Has the property been tented? YES NO
If yes, when? _____
Any other treatments for infestation? YES NO
If yes, explain _____
Any damage not repaired? _____
4. Hurricane Shutters: Do all windows have hurricane shutters? YES NO
If yes, are they Miami Dade County Rated, and do they qualify for insurance credits?

5. Are you aware of the presence of mold within the property structure(s) or within the air conditioning or air ducting system(s)? YES NO
If yes, explain in detail _____
6. Are you aware of any corrosion to the air conditioner or refrigerator coils, copper tubing, electrical wiring, computer wiring, or other household items that have been damaged by sulfur or methane gas emitted from Chinese/defective drywall?
 YES NO
If yes, explain in detail _____

ROOF RELATED ITEMS:

1. Age of Roof: _____
2. Has the roof leaked since you owned the property? YES NO
If yes, what was done to correct the leaks? _____
3. Has the roof been repaired or replaced? YES NO
If yes, Date _____ Reason _____ By Whom _____
4. Is there a warranty on the roof? YES NO
If yes, is it transferrable? YES NO
If yes, provide copy of warranty.
5. Do you know of any problems with the roof or rain gutters? YES NO
If yes, explain in detail _____

Buyer(s) Initials _____

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Seller(s) Initials _____

ELECTRICAL SYSTEM:

Breakers Fuses Capacity _____
Any known problems or repairs YES NO
If yes, explain in detail _____

PLUMBING-RELATED ITEMS:

1. What is your drinking water source?
 Public Private System Well on Property
2. What is the type of sewage system?
 Public Sewer Private Sewer Septic Tank Cesspool Unknown
3. If a Septic System/Aerobic System, is the system a Documented System by the Department of Health Operating Permit? YES NO
If no, explain _____
4. If an Aerobic System, do you have a current maintenance contract with an authorized company? YES NO
If no, explain _____
5. When was the septic tank or cesspool last serviced? _____
6. Do you know of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? YES NO
If yes, explain _____
7. Have you received notice of assessment for central sewage hookup? YES NO
If yes, has the assessment been paid? YES NO

NEIGHBORHOOD ENVIRONMENT:

1. Are you aware of any substances, materials, or products which may be a environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, lead-based paint, fuel, propane, or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? YES NO
 - a. Insulation: Describe type if known: _____
Has urea formaldehyde foam insulation (UFFI) been installed?
 YES NO
 - b. Asbestos: Is asbestos present in any form in the property? YES NO
If yes, where? _____
Has asbestos been removed or encapsulated? YES NO
If yes: Location _____ Date _____
Removed by _____
2. Are you aware of any wetlands, mangroves, archeological sites, or other environmentally sensitive areas located on the property? YES NO
If yes, explain _____

STRUCTURAL ITEMS:

1. Are you aware of any past or present movement, shifting, deterioration, or other problems with the walls or foundation? [] YES [] NO
If yes, describe _____
2. Are you aware of any past or present water leakage in the house? [] YES [] NO
If yes, describe _____
3. Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? [] YES [] NO
If yes, describe _____
4. Are you aware of any structural damage, which may have resulted from the events including, but not limited to, fire, wind, flood, or hail, and which materially affect the value of the property? [] YES [] NO
If yes, describe _____
5. Have there been any repairs or other attempts to control the cause or effect of any problem described above? [] YES [] NO
If yes, explain _____
6. Various concrete structures in the Keys have been found to contain excessive levels of chloride. This has caused a condition known as spalling, which results from the rusting and expansion of steel rebar which reinforces the concrete. Are you aware of any spalling problems with the structure? [] YES [] NO
If yes, explain _____

OTHER ITEMS:

Are you, the seller, aware of the following?

1. Features of the property shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property [] YES [] NO [] UNKNOWN
If yes, describe _____
2. Any encroachments, boundary line disputes, or easements affecting the property?
[] YES [] NO
If yes, explain in detail _____
3. Any past or present settling, flooding, drainage, or soil problems affecting the property? [] YES [] NO
If yes, explain _____
 - a. Flood Plain Designation
[] X [] A [] AE [] V [] UNKNOWN
4. Room additions, structural modifications, or other alterations or repairs made without the necessary permits or licensed contractors
[] YES [] NO [] UNKNOWN
If yes, describe _____
5. Any zoning violations or nonconforming uses [] YES [] NO [] UNKNOWN
If yes, describe _____

6. Any "common areas" (facilities such as pools, tennis courts, walkways, or other co-owned interest) [] YES [] NO [] UNKNOWN
If yes, describe _____

LEAD-BASED PAINT

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Was the property built before 1978?

- NO
 YES. If yes, include lead-based paint disclosure.

FLOOD INSURANCE:

1. Was the structure permitted or built before January 1, 1975, and therefore is pre-firm? [] YES [] NO
2. Does the property have a downstairs enclosure? [] YES [] NO
 - a. If yes, is the downstairs enclosure below the base flood elevation? [] YES [] NO
 - b. If yes, does the downstairs enclosure comply with the Monroe County Floodplain Management Ordinance for structures built after December 31, 1974, and is permitted? [] YES [] NO
If no, explain _____
 - c. Has the downstairs enclosure been inspected in accordance with the Monroe County Flood Inspection Procedure? [] YES [] NO
If yes, what was the result? _____
3. Seller [] DOES [] DOES NOT have a copy of the Community Inspection Report concerning the results of the Flood Inspections.

CLAIMS & ASSESSMENTS:

1. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing, or unpaid assessments affecting the property? (Includes: homeowner's association, maintenance fees, or proposed increases in assessments and/or maintenance fees.)

- NO
 YES. If yes, explain _____

Buyer(s) Initials _____

Seller(s) Initials _____

2. Have any local, state, or federal authorities notified you that repairs, alterations, or corrections of the property are required?

- NO
- YES. If yes, explain _____

Is the property currently leased?

- NO
- YES. If yes, please complete following questions:

Termination Date of Lease: _____ Month-to-Month Rental [] YES [] NO

Monthly Rent Amount: _____ Included Utilities [] YES [] NO

Vacancy Clause _____ days notice.

FOR MULTI-UNIT PROPERTIES:

Number of units _____ Number of city licenses _____ Number of county licenses _____

(Attach copies of licenses)

Number of water meters _____ Number of electric meters _____

Number of parking spaces _____

Please list the rental information for each unit:

Unit #	Monthly Rent	Lease Expires	Deposits	Tenant Pays	Landlord Pays
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

CONDOMINIUM AND HOMEOWNERS ASSOCIATION INFORMATION:

Name of the Association: _____

Monthly Assessment: _____

Monthly Assessment Includes: _____
(Services provided by association)

Pending Special Assessments: _____
(Amount, Reason, Date Due)

Buyer(s) Initials _____

Seller(s) Initials _____

Special Assessments within the past year: _____
(Amount, Reason, Date Due)

Is the parking space deeded? [] YES [] NO

If yes, provide space number or location _____

Please complete the following section, including past history of problems if known. If the condition is not applicable to your property, please mark, "N/A" in the blank.

APPLIANCES/SYSTEMS:

GOOD WORKING ORDER

	YES	NO	REPAIR DATE
Range/Oven	_____	_____	_____
Microwave	_____	_____	_____
Hood/Fan	_____	_____	_____
Dishwasher	_____	_____	_____
Refrigerator	_____	_____	_____
Disposal	_____	_____	_____
Washer	_____	_____	_____
Dryer	_____	_____	_____
Trash Compactor	_____	_____	_____
Central Air	_____	_____	_____
Window/Wall AC	_____	_____	_____
Well Pump & Equipment	_____	_____	_____
Pool Pump & Equipment	_____	_____	_____
Pool Heater	_____	_____	_____
Ceiling Fans	_____	_____	_____
Garage Door Opener	_____	_____	_____
Fireplace/Chimney	_____	_____	_____
Other	_____	_____	_____
Other	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

Explanations of "NO" and "REPAIR" responses, if any:

Buyer(s) Initials _____

Seller(s) Initials _____

To the extent of the seller's knowledge as property owner, the seller acknowledges that the information contained above is true and accurate for these areas of the property listed. Seller hereby authorizes Truman & Co. Real Estate Services to provide this information to prospective buyers of the property, and to real estate brokers and sales people. Seller understands and agrees that Seller will notify Truman & Co. Real Estate Services in writing immediately if any information set forth in this disclosure statement becomes inaccurate in any way prior to closing.

Seller Date

Seller Date

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property of which the seller has no knowledge and that this disclosure statement does not encompass those areas. The buyer also acknowledges that he has read and received a signed copy of this statement from the seller or the seller's agent.

Buyer Date

Buyer Date